WS-0754-13 – BALDERRAMA, JOSE J.:  

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone (AE-65) (APZ-2) Zone.

Generally located on the east side of Colebrook Street, 350 feet north of Judson Avenue within Sunrise Manor. TC/rk/ml (For possible action)

RELATED INFORMATION:

APN:  
140-20-111-148

WAIVER OF DEVELOPMENT STANDARDS: 
Reduce the rear yard setback for a building addition to 5 feet 6 inches where a minimum of 20 feet is required (a 73% reduction).

LAND USE PLAN:  
SUNRISE MANOR – BUSINESS DESIGN AND RESEARCH PARK

BACKGROUND: 
Project Description 
General Summary  
- Site Acreage: 0.1  
- Project Type: Rear yard setback reduction  
- Building Height: 13 feet (existing casita) / 13 feet (building addition)  
- Square Feet: 336 (existing casita) / 245 (building addition) / 1,188 (existing residence)

Site Plan  
The plans depict a single family residential lot located along the east side of Colebrook Street. The applicant is requesting a reduction in the rear yard setback in order to enclose an existing breezeway that connects the residence with a casita. The setback reduction occurs along a portion of the east property line adjacent to another single family lot. The casita was constructed in 1979, and currently meets setback requirements for an accessory structure. The proposed building addition will connect the house with the casita. Once these structures are attached, the casita would have to meet the setbacks as a principal structure which is 20 feet.
Landscaping
The plans depict a number of newly planted trees along the south portion of the property. No landscaping exists or is proposed around the casita where the setback reduction occurs.

Elevations
The overall height of the addition is 13 feet. The new construction will have a pitched roof that meets code. The roof material consists of shingle roofing and will match the existing residence. The construction will enclose an existing breezeway between the residence and a casita. The addition will be architecturally compatible with the principal residence in terms of appearance and color.

Floor Plans
The addition will consist of a bedroom and study area which totals 245 square feet. Currently, the residence has 2 bedrooms and 1 bathroom and the casita has 1 bedroom and 1 bathroom.

Applicant’s Justification
The applicant indicates that due to the number of children and their ages, more living space needs to be provided. The applicant believes attaching these structures will not change the existing conditions on the property nor impact the surrounding homes since the casita has been on the property since 1979. Additionally, the enclosure will match the residence in terms of appearance and color.

Surrounding Land Use

<table>
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<tr>
<th>Surrounding Parcels</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
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<td>Business and Design/Research Park</td>
<td>R-1</td>
<td>Single family residences</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning
According to the County’s land use policies, single family residential developments should maintain the minimum setbacks to establish and reflect the desired character of an area. Staff cannot support the proposed request since this a self-imposed hardship and the applicant has not provided any mitigation measures such as additional screening and buffering to justify the reduction in setback.

Staff Recommendation
Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.
PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:
• Plant and maintain 3 Italian Cypress along the north property line near the area of the addition.
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• No comment.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that the property is already connected to the CCWRD sewer system.

TAB/CAC:
APPROVALS:
PROTESTS:

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